061.A	0011	0003.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	279,000	/	279,000
USE VALUE:	279,000	/	279,000
ASSESSED:	279,000	/	279,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP

Unit #: K3

Owner 1:	DIMILLA JULIE ELIZABETH
Owner 2:	
Owner 3:	
Street 1:	11 COLONIAL VILLAGE DR #3
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAENER CORINE -
Owner 2:	-
Street 1:	11 COLONIAL VILLAGE DR #3
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 642 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	279,000			279,000
Total Card	0.000	279,000			279,000
Total Parcel	0.000	279,000			279,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.58 | /Parcel: 434.5

Legal Description

User Acct 128114

GIS Ref

GIS Ref

Insp Date 10/25/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 061.A-0011-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	271,100	0	.		271,100	271,100	Year End Roll	12/18/2019
2019	102	FV	247,700	0	.		247,700	247,700	Year End Roll	1/3/2019
2018	102	FV	175,900	0	.		175,900	175,900	Year End Roll	12/20/2017
2017	102	FV	135,500	0	.		135,500	135,500	Year End Roll	1/3/2017
2016	102	FV	132,800	0	.		132,800	132,800	Year End	1/4/2016
2015	102	FV	117,200	0	.		117,200	117,200	Year End Roll	12/11/2014
2014	102	FV	94,700	0	.		94,700	94,700	Year End Roll	12/16/2013
2013	102	FV	94,700	0	.		94,700	94,700		12/13/2012

!5445!

PRINT

Date	Time
12/10/20	20:20:16

LAST REV

Date	Time
05/15/18	14:56:37

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5445

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAENER CORINE,	69773-266		8/15/2017		269,000	No	No		
HERR AMANDA,	58103-19		12/16/2011		105,000	No	No		
HAYES NANCY B--	46370-146		10/28/2005		186,500	No	No		
HAYES NANCY B	22992-396		3/18/1993			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/3/2010	548	Inter-De	2,900					

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2017	Measured	DGM	D Mann
3/16/2012	MLS	EMK	Ellen K
7/27/2005	OWNR INFO	BR	B Rossignol
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	128114
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6021																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	F - Front
Total Units:	
Floor:	
% Own:	0.657700002
Name:	9 - 6021

DEPRECIATION

Phys Cond:	GV - Good-VG	19.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	19.9	%

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	1.43457937
Const Adj.:	1.06049991
Adj $ / SQ:	486.839
Other Features:	35725
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	348275
Depreciation:	69307
Depreciated Total:	278968

COMMENTS

Building Number 11.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	1	Baths:	1			HB	0		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	0
Totals			
1	4	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	486.84
Special Features:	0	Val/Su Net:	434.58
Final Total:	279000	Val/Su SzAd	434.58

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	642	486.840	312,551

Net Sketched Area:	642			Total:	312,551
Size Ad	642	Gross Are	642	FinArea	642

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

061.A-0011-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: